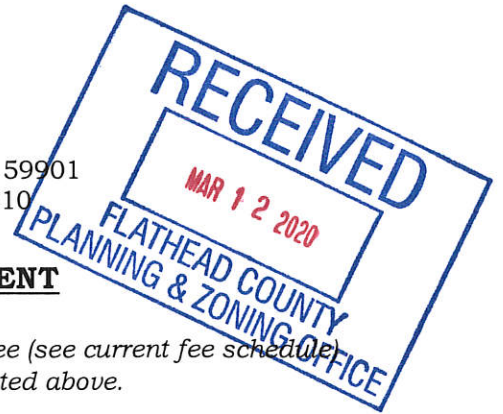




Flathead County Planning & Zoning

40 11th Street West, Suite 220 Kalispell, MT 59901
Telephone 406.751.8200 Fax 406.751.8210



PETITION FOR ZONING AMENDMENT

Submit this application, all required information, and appropriate fee (see current fee schedule) to the Planning & Zoning office at the address listed above.

FEE ATTACHED \$ _____

APPLICANT/OWNER:

1. Name: James Gelormino Phone: 406-858-0365
2. Mail Address: 19 Vanderbilt Dr
3. City/State/Zip: Kalispell MT 59901
4. Interest in property: Owner

Check which applies: ☒ Map Amendment ☐ Text Amendment:

TECHNICAL/PROFESSIONAL PARTICIPANTS:

Name: James Gelormino Phone: 406-858-0365
Mailing Address: 19 Vanderbilt Dr
City, State, Zip: Kalispell MT 59901
Email: j.gelormino.inc@gmail.com

IF THE REQUEST PERTAINS TO AN AMENDMENT TO THE TEXT OF THE ZONING REGULATIONS, PLEASE COMPLETE THE FOLLOWING:

- A. What is the proposed zoning text/map amendment?

IF THE REQUEST PERTAINS TO AN AMENDMENT TO THE ZONING MAP PLEASE COMPLETE THE FOLLOWING:

- A. Address of the property: 628 Willow Glen Dr Kalispell MT 59901
- B. Legal Description: greenacres S20,T28N,R21W,Block1, Lot 12 ssr#0000054000
(Lot/Block of Subdivision or Tract #)

S20 _28N _21W


Section Township Range (Attach sheet for metes and bounds)

- C. Total acreage: 2.35
- D. Zoning District: Willow Glen
- E. The present zoning of the above property is: R2
- F. The proposed zoning of the above property is: R5
- G. State the changed or changing conditions that make the proposed amendment necessary: Growth in valley furthering the need for housing/Storage, Improvement of vacant lot

THE FOLLOWING ARE THE CRITERIA BY WHICH ZONING AMENDMENTS ARE REVIEWED. PLEASE PROVIDE A RESPONSE AND DETAILED EXPLANATION FOR EACH CRITERION FOR CONSIDERATION BY THE PLANNING STAFF, PLANNING BOARD, AND COMMISSIONERS.

1. Is the proposed amendment in accordance with the Growth Policy/Neighborhood Plan?
2. Is the proposed amendment designed to:
 - a. Secure safety from fire and other dangers?
 - b. Promote public health, public safety and the general welfare?
 - c. Facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements?
3. Does the proposed amendment consider:
 - a. The reasonable provision of adequate light and air?
 - b. The effect on motorized and non-motorized transportation systems?
 - c. Compatible urban growth in the vicinity of cities and towns that at a minimum must include the areas around municipalities?
 - d. The character of the district and its peculiar suitability for particular uses?
 - e. Conserving the value of buildings and encouraging the most appropriate use of land throughout the jurisdictional area?
4. Is the proposed amendment, as nearly as possible, compatible with the zoning ordinances of nearby municipalities?

The signing of this application signifies approval for the Flathead County Planning & Zoning staff to be present on the property for routine monitoring and inspection during approval process.


Owner/Applicant Signature(s)

3-11-20
Date



201700007474

Page: 1 of 1
Fees: \$7.00

4/14/2017 1:08 PM

Debbie Pierson, Flathead County MT by NW

Return: James Gclormino
95 Park Ave
KALISPELL MT 59901

Recorded by Fidelity National Title

FNT 1585-170276

WARRANTY DEED

FOR VALUE RECEIVED, William A. Brown, the Grantor, does hereby grant, bargain, sell and convey unto James Gelormino, of 95 Park Avenue, Kalispell, MT 59901, the Grantee, the following described real property, in Flathead County, State of Montana, to-wit:

Lot 12 of Block 1 of Green Acres, according to the map or plat thereof on file and of record in the office of the Clerk and Recorder of Flathead County, Montana.

SUBJECT TO any and all covenants, conditions, restrictions, provisions, easements and encumbrances apparent or of record.

TO HAVE AND TO HOLD the said premises, with its appurtenances unto the said Grantee, and to the heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances and that Grantor will warrant and defend the same from all lawful claims whatsoever.

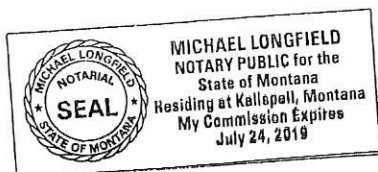
DATED this 14 day of April, 2017.

William A. Brown
WILLIAM A. BROWN

STATE OF MONTANA)
 : ss
County Of Flathead)

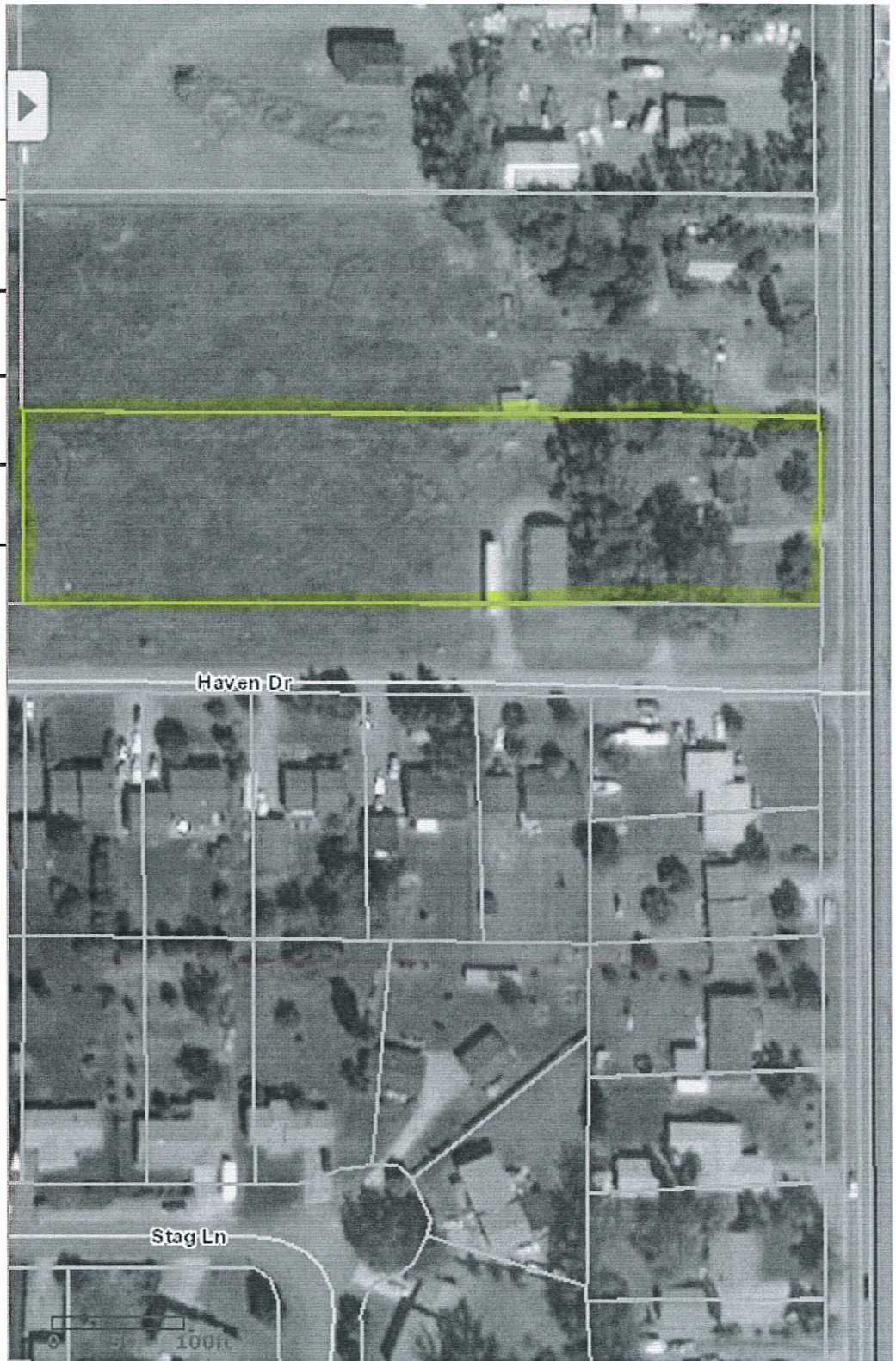
On this 14 day of April, 2017, before me, the undersigned, a Notary Public for the State aforesaid, personally appeared WILLIAM A. BROWN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same.

In witness whereof, I have hereunto set my hand and affixed my Notarial Seal the day and year in this certificate last above written.



Michael S. S. S.
(Print Name)
Notary Public for the State of Montana
My Commission Expires:

MAR 12 2020



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MAR 12 2020

1. The subject property is the boundary of Flathead County growth policy map and is identified as suburban residential. Uses within the neighborhood plan area are a mix of residential, commercial and light industrial uses. Most of the commercial uses are located along Highway 93, with some light industrial uses along Kelly Road. There are properties that are currently zoned B-2, General Commercial as well as some undeveloped industrial properties along Kelly Road and Highway 93.
2.
 - a. The subject property is within the South Kalispell Fire and rescue district and is stationed less than 1 mile south on Willow Glen Dr. The property is in an area of minimal hazard, according to FEMA National Flood Hazard Map.
 - b. The subject property and surrounding area is serviced by Flathead County Sheriff's Office, South Kalispell Fire and Rescue ambulance service, and Kalispell Regional Medical Center.
 - c. Water will be obtained through wells and filtration systems. This property would support Flathead High School, Stillwater Christian School and Rankin Elementary. The bike path along Willow Glen and Green Acres Park are accessible nearby. The proposed zone change should not have a negative impact on the above mentioned facilities.
3.
 - a. As other lots in the neighborhood are already zoned R-5, the proposed zone change should provide adequate light and air.
 - b. The bike path on Willow Glen Dr. could be used more and should have no impacts on the use of non-motorized transportation systems.
 - c. The subject property is located near city limits of Kalispell. The city requires water and sewer services in order to be annexed. Connecting water from S. Woodland Dr to Leisure Dr and a sewer lift station would be upwards of \$250,000. The zoning proposal classification is compatible with the rural nature of the neighborhood.
 - d. Some of the surrounding properties are already zoned to the proposed zoning. It appears the zoning of these suburban residential properties are appropriate for the area.
 - e. The proposed zoning would only update and improve the value of building and use of land in the surrounding area that have been vacant for years.
4. The proposed zoning change is compatible with the current growth and use for this neighborhood.

MAR 12 2020